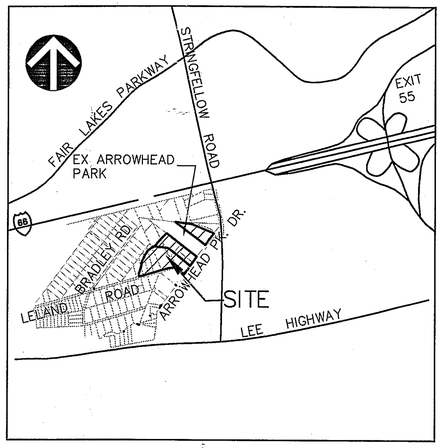
# NORTHEAST CENTREVILLE ELEMENTARY
# AND
# ARROWHEAD PARK EXPANSION
## FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

## FDP-2000-SU-029-2

SHEET INDEX


1. COVER SHEET
2. NOTES / TABULATIONS
3. SCHOOL SITE - FINAL DEVELOPMENT PLAN
4. SCHOOL SITE - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN
5. PARK SITE - FINAL DEVELOPMENT PLAN
6. PARK SITE - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN
7. CENTREVILLE FARMS - CONCEPTUAL / FINAL DEVELOPMENT PLAN (FOR INFORMATION)


VICINITY MAP
SCALE 1" = 2000'

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
2/2/01
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
(LICENSE) No. 000139
2/2/01
CERTIFIED LANDSCAPE ARCHITECT

FDP 2000-SU-029-2
Application No. _____ Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. COND. DATED 4/19/01
Date of (BOS) (PC) approval 5/8/01
Sheet 1 of 7

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 5 2001
ZONING EVALUATION DIVISION


APPLICANT/DEVELOPER
FAIRFAX COUNTY PARK AUTHORITY
PLANNING AND DEVELOPMENT DIVISION
12055 GOVERNMENT CENTER PARKWAY
SUITE 421
FAIRFAX, VIRGINIA 22035
CONTACT: JOHN D. PITTS, P.E.
(703) 324-8741

APPLICANT/DEVELOPER
FAIRFAX COUNTY PUBLIC SCHOOLS
DEPARTMENT OF FACILITIES SERVICES
10640 PAGE AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22030
CONTACT: SUNNY SARNA
(703) 2[illegible]643

ENGINEER
VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN AMATETTI, PE
(703) 442-7800

ENGINEER
GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
CONTACT: MR. JOHN GATTUSO, ASLA
(703) 385-9800


REV. FEBRUARY 2, 2001
REV. JANUARY 8, 2001
REV. NOVEMBER 27, 2000
AUGUST 16, 2000



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# NOTES

1. THE PROPERTY THAT IS SUBJECT TO THIS FINAL DEVELOPMENT PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. AS FOLLOWS:
   MAP NO. 55-3-((1)) PARCELS 21, 21A, 20, AND 22A
   MAP NO. 55-3-((2)) PART OF PARCELS 88, 89, 90
   MAP NO. 55-1-((1)) PART OF PARCELS 26 AND 23

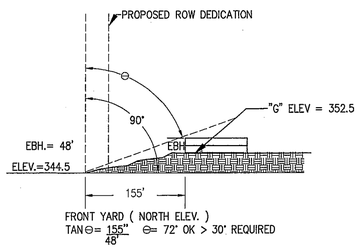
   A PORTION OF THE EXISTING RIGHT OF WAY OF LELAND ROAD IS TO BE VACATED WITH THE "CENTREVILLE FARMS CDP/FDP" RZ-2000-SU-029 AND INCLUDED INTO THIS PROPERTY.
2. THE SUBJECT PROPERTY IS CURRENTLY BEING REZONED PDH-8, PER THE "CENTREVILLE FARMS" CONCEPTUAL / FINAL DEVELOPMENT PLAN APPLICATION, RZ-2000-SU-029.
3. THE HORIZONTAL DATUM SHOWN HEREON IS VIRGINIA STATE GRID NORTH. (NAD '83) AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC.
4. THE VERTICAL DATUM REFERENCED HEREON IS NGVD 29 AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. THE BENCHMARKS UTILIZED TO ESTABLISH THE VERTICAL CONTROL NETWORK WERE TAKEN FROM FAIRFAX COUNTY BENCHMARK STATION M-383.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS ESTABLISHED BY AN AERIAL SURVEY PERFORMED BY AIR SURVEYS , INC. DATED JUNE, 2000
6. THE CONTOUR INTERVAL SHOWN IS 2 FEET.
7. THE BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. DATED JULY, 2000
8. THE SUBJECT PROPERTY LIES WITHIN AREA III OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, BULL RUN PLANNING DISTRICT.
   TO THE BEST OF OUR KNOWLEDGE THIS PROPOSAL WILL COMPLY WITH COMP. PLAN AMENDMENT #95-53.
9. EXISTING PUBLIC WATER WITHIN ARROWHEAD PARK DRIVE WILL BE EXTENDED, AS SHOWN ON THE PLANS, IN ORDER TO SERVE THIS SITE.
   EXISTING PUBLIC SANITRY SEWER WITHIN LELAND ROAD WILL BE EXTENDED, AS SHOWN ON THE PLANS, IN ORDER TO SERVE THIS SITE.
10. STORM WATER MANAGEMENT FACILITIES (SWM / BMP) FOR THE SCHOOL AND PARK PROPERTIES WILL BE PROVIDED IN AN OFF-SITE REGIONAL FACILITY, SOUTHWEST OF THE SUBJECT PROPERTY, AS SHOWN AND DESCRIBED ON THE "CENTERVILLE FARMS CDP / FDP".
    ADEQUATE ON SITE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN A CLOSED CONDUIT SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA. APPROXIMATE STORM DRAIN OUTFALL LOCATIONS ARE AS SHOWN ON THE ENCLOSED PLANS.
    STORM WATER MANAGEMENT (SWM/BMP) FACILITIES FOR A PORTION OF THE PARK SITE MAY BE ACCOMPLISHED BY INSTALLATION OF RAIN GARDENS, IF APPROVED BY DPWES AT TIME OF SITE PLAN. DEVELOPMENT OF THE REMAINING PARK AREA WILL RESULT IN INSIGNIFICANT INCREASE IN IMPERVIOUS SURFACE WHICH WILL BE DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.
11. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
12. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
13. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE DEMOLISHED TO ACCOMMODATE THIS DEVELOPMENT. DATE OF CONSTRUCTION OF STRUCTURES NOT KNOWN.
14. THE APPROXIMATE FLOODPLAIN, AND ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ADJACENT TO THIS SITE ARE GRAPHICALLY INDENTIFIED HEREON.
15. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
16. DEVELOPMENT OF THE SCHOOL SITE WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. DEVELOPMENT OF THE PARK SITE PLAN WILL COMMENCE UPON APPROVAL OF THIS FDP.
17. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
18. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN FOR THE SCHOOL SITE WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON IN ACCORDANCE WITH 16-403.
19. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS OPEN SPACE, BALL/PLAY FIELDS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
20. ADDITIONAL SITE FEATURES SUCH AS , GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. APPLICANT RESERVES THE RIGHT TO INSTALL PERIMETER FENCING OF THE SCHOOL SITE WITH THE FINAL SITE PLAN.
23. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MAJOR UTILITY EASEMENTS THAT HAVE A WIDTH OF 25 FEET OR MORE LOCATED ON THIS SUBJECT PROPERTY.
24. THERE ARE NO ARCHITECTURAL PLANS AVAILABLE AT THIS TIME.

# SITE TABULATIONS

| COMBINED PARK & SCHOOL SITE | | SCHOOL SITE | PARK SITE |
|---|---|---|---|
| 28.44 AC. (1,238,662 S.F.) | EXISTING ZONING: | PDH - 8 (PER CENTREVILLE FARMS REZONING RZ-2000-SU-029) | PDH - 8 (PER CENTREVILLE FARMS REZONING RZ-2000-SU-029) |
| | TOTAL SITE AREA: | 17.07 ACRES (743,491 SQ. FT.) | 11.37 ACRES (495,171 SQ. FT.) * |
| | USE: | PUBLIC - ELEMENTARY SCHOOL | PUBLIC PARK |
| 0.19 | F.A.R. : | 0.19 | NOT APPLICABLE |
| | MINIMUM LOT AREA REQUIRED: | NOT APPLICABLE | NOT APPLICABLE |
| 7.09 AC. | OPEN SPACE REQUIRED: 25% | 4.25 ACRES | 2.84 ACRES |
| 16.5 AC. (58%) | PROVIDED: | 6.70 ACRES (39%) | 9.80 ACRES (86%) |
| | AREA OF STREET DEDICATION: | 0.025 ACRES (DEDICATION ALONG LELAND ROAD FRONTAGE)<br>0.072 ACRES (DEDICATION ALONG ARROWHEAD PARK DRIVE FRONTAGE)<br>0.097 ACRES | 0.0 ACRES (NECESSARY DEDICATION HAS BEEN PROPOSED WITH THE CENTREVILLE FARMS CDP/FDP INCLUDED FOR INFORMATION HEREIN.) |
| | SETBACKS (INTERIOR) | | |
| | LOT WIDTH REQUIRED: | 100' | 100' |
| | FRONT YARD REQUIRED:<br>FRONT YARD PROPOSED: | NOT APPLICABLE<br>AS SHOWN ON PLAN | NOT APPLICABLE<br>AS SHOWN ON PLAN |
| | SIDE YARD REQUIRED:<br>SIDE YARD PROPOSED: | NOT APPLICABLE<br>AS SHOWN ON PLAN | NOT APPLICABLE<br>AS SHOWN ON PLAN |
| | REAR YARD REQUIRED:<br>REAR YARD PROPOSED: | NOT APPLICABLE<br>AS SHOWN ON PLAN | NOT APPLICABLE<br>AS SHOWN ON PLAN |
| | MAXIMUM BUILDING HEIGHT:<br>PROPOSED BUILDING HEIGHT: | 65 FEET<br>+/- 40 FEET (2 STORY) | 65 FEET<br>+/- 15 FEET (1 STORY) |
| | PARKING TABULATION | | |
| | PARKING SPACES REQUIRED : | 66 STAFF @ 1 SPACE / STAFF + 4 VISITOR SPACES = 70 SPACES | NOT APPLICABLE |
| | PARKING SPACES PROVIDED : | 207 SPACES (INCLUDING 7 HANDICAP SPACES) | 150 SPACES (100 SPACES ON EXISTING ARROWHEAD PARK; 50 SPACES SHARED PARKING WITH PUBLIC SCHOOL) |
| | LOADING SPACES REQUIRED : | 1 SPACE FOR THE FIRST 10,000 GSF + 1 SPACE / 100,000 GSF = 1 + 2 = 3 SPACES | NOT APPLICABLE |
| | LOADING SPACES PROVIDED : | 3 SPACES | NOT APPLICABLE |
| | TREE COVER CALCULATIONS: | | |
| | TOTAL SITE AREA = | 743,491.0 SQUARE FEET (17.07 ACRES) | 495,171 SQUARE FEET (11.37 ACRES) |
| | DEDUCTIBLE ROW = | - 4,225.0 SQUARE FEET | 0.0 SQUARE FEET |
| | DEDUCTIBLE BUILDING FOOTPRINT = | - 59,300.0 SQUARE FEET | - 900 SQUARE FEET |
| | REQUESTED MODIFICATIONS (DEDUCTIBLE) :<br>AREA WITHIN FLOODPLAIN =<br>ACTIVE RECREATION AREAS =<br>(BALL FIELDS, TOTLOTS, PLAYGROUNDS) | - 39,050.0 SQUARE FEET<br>- 252,200.0 SQUARE FEET | - 975 SQUARE FEET<br>- 336,800 SQUARE FEET |
| | ADJUSTED SITE AREA = | 388,696.0 SQUARE FEET | 156,496 SQUARE FEET |
| | 20% TREE COVER REQUIRED = | 77,739.0 SQUARE FEET (1.78 ACRES) | 31,300 SQUARE FEET (0.72 ACRES) |
| | EXISTING TREE COVER PRESERVED (38,000 SF X 1.25) = | 47,500.0 SQUARE FEET | (126,324 SFx1.25) =157,905 SQUARE FEET |
| | ADDITIONAL TREE PLANTING = | 33,000.0 SQUARE FEET | 38,425 SQUARE FEET |
| | TOTAL TREE COVER PROVIDED = | 80,500.0 SQUARE FEET (1.85 ACRES) | 196,330 SQUARE FEET (4.51 ACRES) |

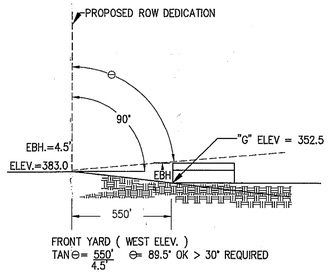
# SCHOOL SITE

BULK PLANE ILLUSTRATION
AT LELAND ROAD




BULK PLANE
NO SCALE

BULK PLANE ILLUSTRATION
AT ARROWHEAD DRIVE




BULK PLANE
NO SCALE

NOTE :

THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-8 DISTRICT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED NON-RESIDENTIAL STRUCTURE AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARDS SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE

FDP-2000-SU-029-2
Application No. _____ Staff LJT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV COND DATED 4/19/01
Date of (BOS) (PC) approval 5/8/01
Sheet 2 of 7

# MODIFICATION / WAIVER REQUESTS - SCHOOL SITE

1. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED FOR THE FOLLOWING SUBJECT PROPERTY BOUNDARIES (PER NOTED Z.O. PROVISIONS) TO THAT SHOWN ON THE PLAN:
   a). WEST AND SOUTH BOUNDARIES : PER PARAGRAPH #1&2, SECTION 13-304
   b). NORTH BOUNDARY : PER PARAGRAPH #1,2,&7, SECTION 13-304
   c). EAST BOUNDARY : PER PARAGRAPH #3, SECTION 13-304

# MODIFICATION / WAIVER REQUESTS - PARK SITE

1. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED FOR THE FOLLOWING SUBJECT PROPERTY BOUNDARIES (PER NOTED Z.O. PROVISIONS) TO THAT SHOWN ON THE PLAN:
   a). WEST AND SOUTH BOUNDARIES : PER PARAGRAPH #1&14, SECTION 13-304

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
4/4/01


VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE - SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA ESTHESDA, MD


N.E. CENTREVILLE ELEMENTARY AND ARROWHEAD PARK EXPANSION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REV FEB. 2 ,2001
REV JAN 8 ,2001
REV NOV. 27 ,2000
DATE: AUGUST 16 ,2000

| DES. | DWN. |
|---|---|
| MJT | MJT |

SCALE: AS SHOWN
PROJECT/FILE NO. 6365
SHEET NO. 2 OF 7

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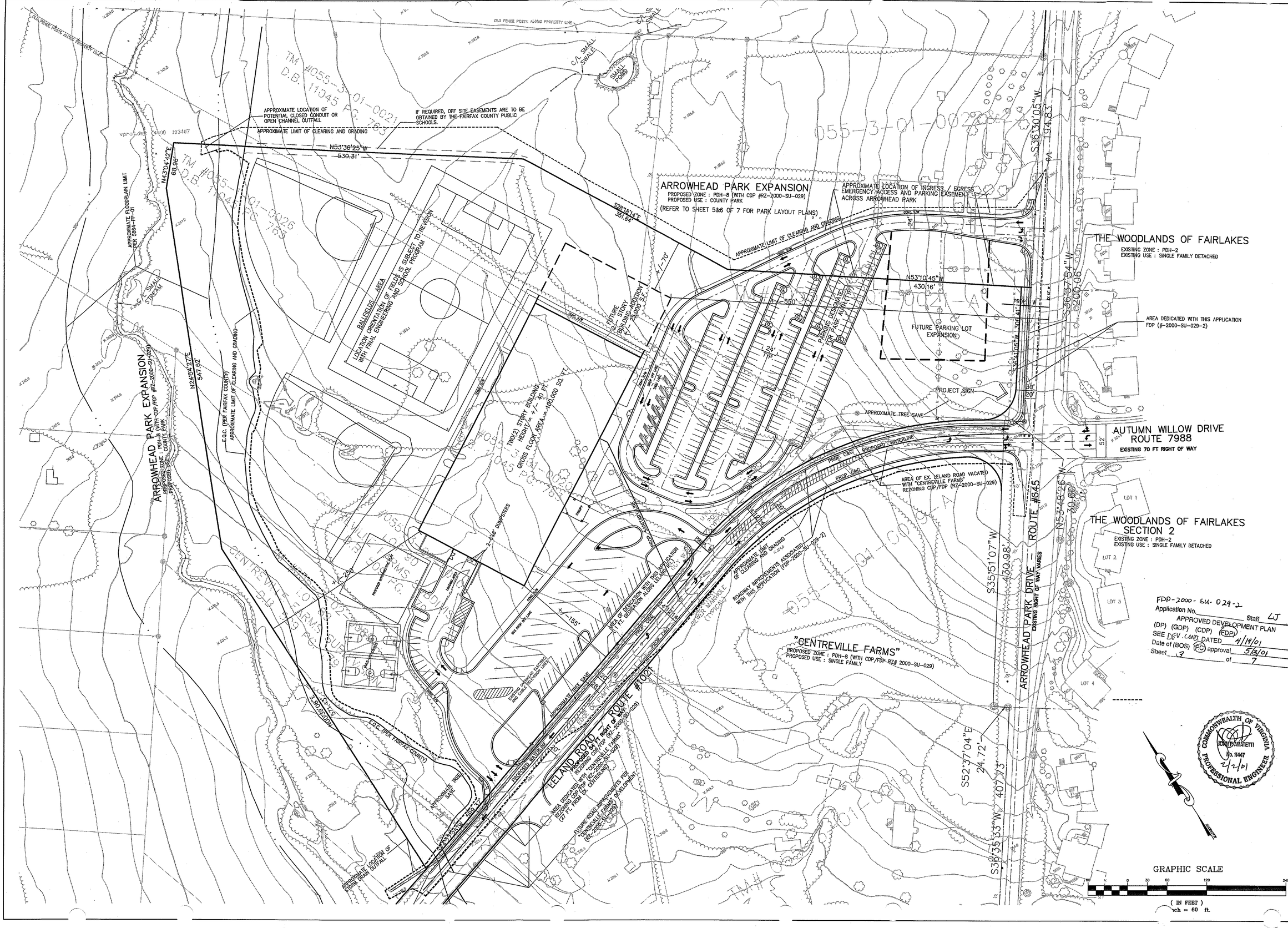


VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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# N.E. CENTREVILLE ELEMENTARY AND ARROWHEAD PARK EXPANSION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

# SCHOOL SITE FINAL DEVELOPMENT PLAN

FDP-2000-SU-029-2
Application No. _____ Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. COND. DATED 4/19/01
Date of (BOS) (PC) approval 5/16/01
Sheet 3 of 7

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
4/2/01

VIKA REVISIONS

REV. FEB. 2, 2001
REV. JAN. 8, 2001
REV. NOV 27, 2000
DATE: AUGUST 14, 2000

| DES. | DWN. |
|---|---|
| MT | MT |

SCALE: 1"=60'

PROJECT/FILE NO. 6365

SHEET NO. 3 OF 7

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FDP 2000-SU-029-2
Application No. ____ Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. COND DATED 4/19/01
Date of (BOS) (PC) approval 5/3/01
Sheet 4 of 7

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
2/2/01
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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# N.E. CENTREVILLE ELEMENTARY AND ARROWHEAD PARK EXPANSION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

# SCHOOL SITE FINAL DEVELOPMENT PLAN LANDSCAPE PLAN

VIKA REVISIONS

REV. FEB. 2, 2001
REV. JAN. 8, 2001
REV. NOV 27, 2000
DATE: AUGUST 14,2000

| DES. | DWN. |
|---|---|
| MT | MT |

SCALE: 1"=60'

PROJECT/FILE NO. 6365

SHEET NO. 4 OF 7

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JOHN J. GATTUSO
No. 00139
CERTIFIED LANDSCAPE ARCHITECT
2/2/01

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
PARK SITE - FINAL DEVELOPMENT PLAN

# CENTREVILLE FARM PARK

ARROWHEAD PARK EXPANSION
SULLY DISTRICT,
FAIRFAX COUNTY, VIRGINIA

FDP 2000-SU-029-2
Application No. Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. COND. DATED 4/19/01
Date of (BOS) (PC) approval 5/8/01
Sheet 5 of 7

NOTES:

1. FRONTAGE SIDEWALK SHALL BE WITHIN DEDICATED RIGHT-OF-WAY UNLESS CONFLICT OCCURS WITH EXISTING UTILITY POLES. IF CONFLICT OCCURS, SIDEWALK SHALL CURVE AROUND POLES TO AVOID CONFLICT. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED AT POLE/SIDEWALK LOCATIONS.

2. WETLANDS TO BE PRESERVED

3. FULL FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER AND 4' SIDEWALK WITHIN DEDICATED RIGHT-OF-WAY ARE INCLUDED WITH THIS PLAN.

| No. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | REMOVE ONE FIELD, EXPAND SCHOOL PARKING LOT, RELOCATE PICNIC SHELTER AND ADD TRAIL IMPROVEMENTS | 1-8-01 | JJG |

| JJG/VJB | VJB | JJG |
|---|---|---|
| DESIGN | DRAWN | CHECKED |
| 1"=60' | 11/27/00 | |
| SCALE | DATE | |
| 0558-CFP | M-1339 | |
| PROJ. No. | FILE No. | |

5 OF 7
SHEET

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy.
Fairfax, Virginia 22035


PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703)385-9800
ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL



G&O 50 YEARS
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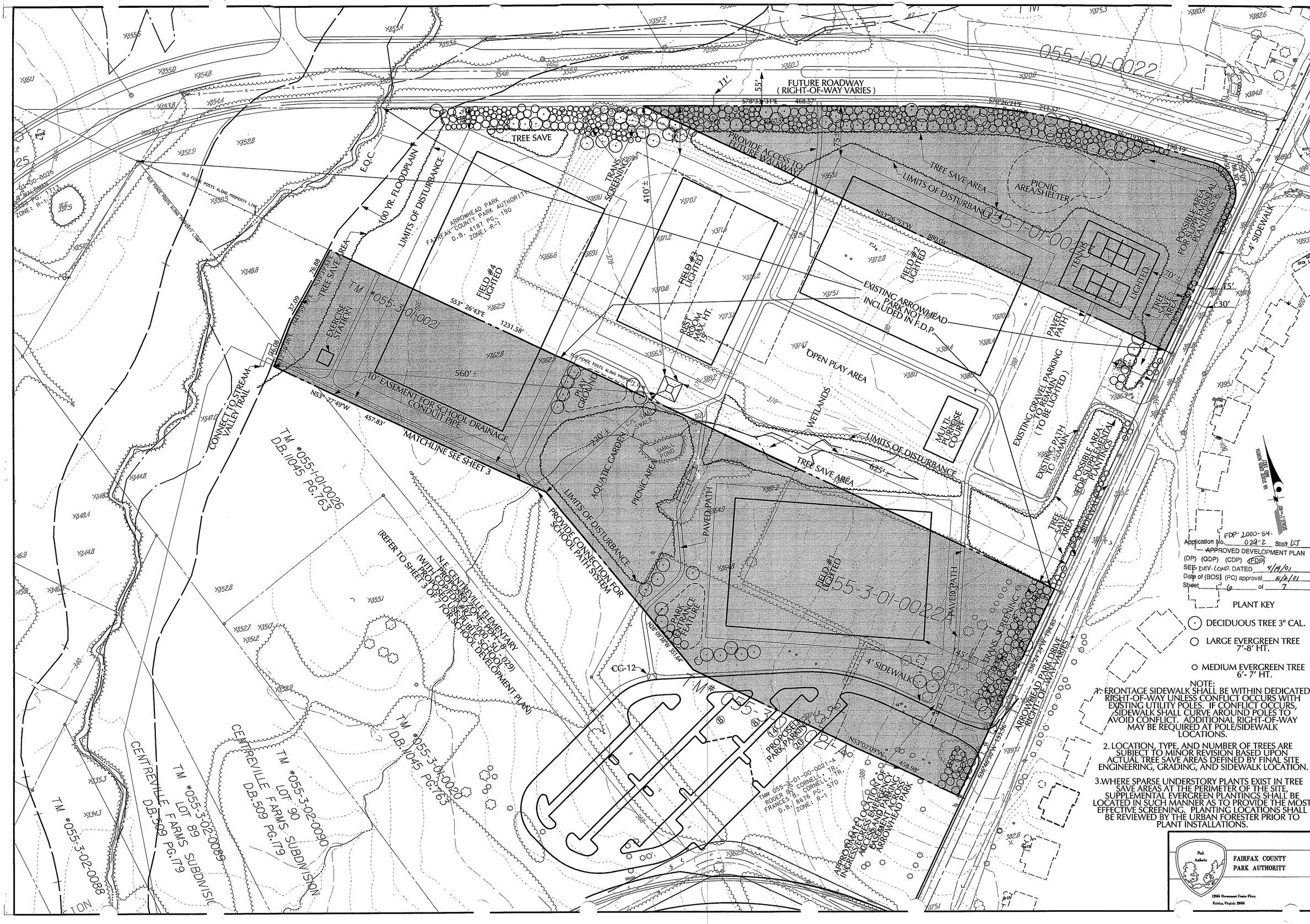


JOHN J. GATTUSO
No. 00139
2/2/01
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
PARK SITE - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN

# CENTREVILLE FARM PARK

ARROWHEAD PARK EXPANSION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA


PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

*Greenhorne & O'Mara, Inc.*
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
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ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL


Application No. FDP-2000-SY-024-2 Staff LJT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEP. DEV. COND. DATED 4/19/01
Date of (BOS) (PC) approval 5/2/01
Sheet 6 of 7

## PLANT KEY

- ⊙ DECIDUOUS TREE 3" CAL.
- ○ LARGE EVERGREEN TREE 7'-8' HT.
- ○ MEDIUM EVERGREEN TREE 6'- 7' HT.

NOTE:

1. FRONTAGE SIDEWALK SHALL BE WITHIN DEDICATED RIGHT-OF-WAY UNLESS CONFLICT OCCURS WITH EXISTING UTILITY POLES. IF CONFLICT OCCURS, SIDEWALK SHALL CURVE AROUND POLES TO AVOID CONFLICT. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED AT POLE/SIDEWALK LOCATIONS.
2. LOCATION, TYPE, AND NUMBER OF TREES ARE SUBJECT TO MINOR REVISION BASED UPON ACTUAL TREE SAVE AREAS DEFINED BY FINAL SITE ENGINEERING, GRADING, AND SIDEWALK LOCATION.
3. WHERE SPARSE UNDERSTORY PLANTS EXIST IN TREE SAVE AREAS AT THE PERIMETER OF THE SITE, SUPPLEMENTAL EVERGREEN PLANTINGS SHALL BE LOCATED IN SUCH MANNER AS TO PROVIDE THE MOST EFFECTIVE SCREENING. PLANTING LOCATIONS SHALL BE REVIEWED BY THE URBAN FORESTER PRIOR TO PLANT INSTALLATIONS.

| No. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | REMOVE ONE FIELD, EXPAND SCHOOL PARKING LOT, RELOCATE INT. DRIVE ON PARK SITE, ADD FRONTAGE IMPROVEMENTS | 1-8-01 | JJG |
| 2 | ADD PLANTING NOTE NO. 3 | 2-2-01 | JJG |

| | | |
|---|---|---|
| JJG/VJB DESIGN | VJB DRAWN | JJG CHECKED |
| 1"=60' SCALE | 11/27/00 DATE | |
| 0558-CFP PROJ No. | M-1339 FILE No. | |

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy.
Fairfax, Virginia 22035

6 OF 7 SHEET


G&O 50 YEARS
© JOSEPH DAVID BERGEN

Legend

- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail

THIS SHEET IS FOR SITE CONTEXT INFORMATION ONLY. REFER TO CDP/FDP RZ-2000-SU-029 FOR DETAIL OF ITEMS OUTSIDE OF SCHOOL / PARK LIMITS

IT IS UNDERSTOOD THAT THIS SEAL AND CERTIFICATION REPRESENTS ONLY THE LAND USE PLANS OF LANDBAYS 1, 3, 4, 5, 6, AND 7. THE MULTIPLE FAMILY LAYOUT AND ALL ENGINEERING / ENVIRONMENTAL CONSIDERATIONS ARE BY OTHERS.

ENGINEER'S SEAL & SIGNAT

FDP 2000-SU-029-2 Application No. Staff WJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. COND. DATED 4/9/01
Date of (BOS) (PC) approval 5/3/01
Sheet 7 of 7

Feb 02, 2001
Rev. December 20, 2000
Rev. December 7, 2000
Rev. October 20, 2000
Rev. August 17, 2000

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VIKA

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A Dewberry Company
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COMPOSITE PLAN
CENTREVILLE FARMS
RZ 2000-SU-029 FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

| | |
|---|---|
| DRAWN BY | MLB |
| DESIGNED BY | MB, DC |
| CHECKED BY | LM |
| DATE | June 20, 2000 |
| SCALE | 1"=200' |
| PLAN NUMBER | |
| ZONED | |
| SHEET | 3 OF 16 |
| FILE NUMBER | M-10157 |

FDP 2000-SU-029-2 SHEET 7 OF 7